12 00 Davidson 2SA

QUITCLAIM DEED

G#15660-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER
IS $ N-O-N-E

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF December, 2002

Notary Public

MY COMMISSION EXPIRES: 9/24/2005
(AFFIX SEAL)

Davidson County DEEDQC
Recvd: 12/13/02 10:11 2pgs
Fees:12.00 Taxes:0.00
20021213-0153837

THIS INSTRUMENT WAS PREPARED BY

JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TENNESSEE 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Town Mark Properties, LLC	"New Owner"	MAP 104-08-0
(NAME)	(NAME)	PARCEL 291.00
(ADDRESS)	(ADDRESS)	[FB #22W-16000]
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ross D. Edwards and James L. Knight

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND BY THESE PRESENTS DO HEREBY CONVEY UNTO Town Mark Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF GRANTORS' INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being part of Lot No. 42 on the Plan of O. B. Hayes Plan, as of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of 17th Avenue South, formerly Addison Street, at Amos E. Dampier's Northwest corner, being about 110 feet 6-1/2 inches northerly from the South line of said Lot No. 42; thence, with the easterly margin of said Avenue northerly 55 feet 3-1/4 inches, more or less, to E. C. Stems Southwest corner; thence, with his southerly line easterly 150 feet, more or less, to westerly margin of an alley; thence, with said alley southerly 55 feet 3-1/4 inches, more or less, to Dampier's Northeast corner; thence, with her northerly line westerly 150 feet, more or less, to the BEGINNING.

BEING the same property conveyed to Ross D. Edwards and James L. Knight, by Warranty Deed dated May 20, 1999, from Daniel T. Furth and wife, Mary Pardee Furth, of record in Book 11489, Page 502, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

unimproved ( )
This is improved (X) property, known as 1406 17th Avenue South, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hand s this 10th day of December, 2002

Ross D. Edwards

James L. Knight

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ross D. Edwards and James L. Knight

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 10th day of December, 2002

Commission expires 9/24/2005

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public